SAMA

Saskatchewan Assessment
Management Agency

ANNUAL REPORT

PURSUING EXCELLENCE IN ASSESSMENT POLICY AND SERVICES FOR SASKATCHEWAN

2005

SAMA
Saskatchewan Assessment Management Agency

ANNUAL REPORT 2005

Saskatchewan Assessment Management Agency

VISION

SAMA is the recognized leader and authority on property assessment in Saskatchewan, and the service provider of choice for Saskatchewan's local governments.

MISSION

Under legislative mandate, SAMA develops, delivers and promotes a cost-effective property assessment system for Saskatchewan that is accurate, up-to-date, universal, equitable and understandable.

To do this we focus on five key responsibilities:

REGULATORY

We provide regulatory management of the property assessment system by determining methods of valuation, establishing rules of assessment, and preparing assessment manuals for assessors and appraisers.

DATABASE

We compile, manage and process a central information database of property assessment values and records.

QUALITY ASSURANCE

We conduct quality assurance audits to ensure accurate property assessment values by supervising the administration of the assessment provisions of the municipal Acts, and confirming municipal assessment rolls.

ASSESSMENT SERVICES

We provide property assessment valuation and defence of value services to municipalities.

COMMUNICATIONS

We provide information, consultation and education on property assessment practices to local governments and the public.

106-04439/

SAMA
Saskatchewan Assessment Management Agency

ANNUAL REPORT 2005

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Letter of Transmittal from the Minister

The Honourable Lynda Haverstock
Lieutenant Governor
Government House
4607 Dewdney Avenue
Regina, Saskatchewan
S4P 3V7

Harry Van Mulligen
Minister of
Government Relations

Your Honour:

I have the honour to submit the 2005 Annual Report for the Saskatchewan Assessment Management Agency.

The Saskatchewan Assessment Management Agency operates on the calendar year. This report documents the period January 1, 2005 to December 31, 2005.

Respectfully submitted,

Harry Van Mulligen
Minister of Government Relations

Letter of Transmittal from the Chair

Honourable Harry Van Mulligen
Minister of Government Relations
Room 315, Legislative Building
Regina SK
S4S 0B3

Craig Melvin
SAMA Chair

Mr. David Marit, President
Saskatchewan Association of Rural Municipalities
2075 Hamilton Street
Regina SK
S4P 2E1

Mr. Lance Bean, President
Saskatchewan School Boards Association
400, 2222 - 13th Avenue
Regina SK
S4P 3M7

Mayor Don Schlosser, President
Saskatchewan Urban Municipalities Association
200, 2222 - 13th Avenue
Regina SK
S4P 3M7

Dear Sirs:

On behalf of the Board of Directors, I respectfully submit the 2005 Annual Report of the Saskatchewan Assessment Management Agency. The information in this report documents the period January 1, 2005 to December 31, 2005.

Yours sincerely,

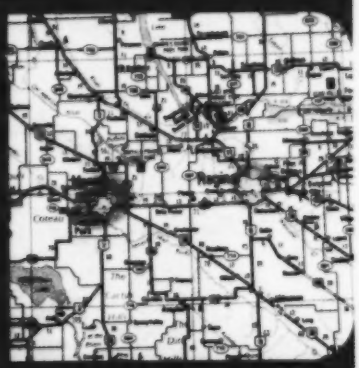
Craig Melvin
Chair, Board of Directors

Corporate Profile

The Saskatchewan Assessment Management Agency (SAMA) was formed in 1987 by *The Assessment Management Agency Act* to develop a fair property assessment system and to provide municipalities and school divisions with cost-effective assessment services.

Responsibility for both the assessment system and assessment services – formerly held by the provincial government – was given to the independent Agency based on the recommendation of the Local Government Finance Commission. The Commission stated that the change would overcome a lack of local government authority in the assessment function, ensure adequate resources for the long-term, provide needed research and policy development, and establish a higher priority for the assessment function.

On January 1, 2005, amendments to *The Assessment Management Agency Act* came into force. Membership on the SAMA Board is governed by this Act. Changes made provided for the addition of a second member for the education sector and two additional members appointed by the provincial government. The Saskatchewan Assessment Appraisers' Association (SAAA) no longer names a member, bringing the total of SAMA Board members to eleven from the previous nine.



For 2005, the Agency's eleven-member Board of Directors, appointed by the Lieutenant Governor in Council, consisted of:

- two members named by the Saskatchewan Association of Rural Municipalities (SARM);
- one member named by the Saskatchewan Urban Municipalities Association (SUMA) for urban and northern municipalities under 30,000;
- one member named by SUMA for cities with a population exceeding 30,000;
- two members named by the Saskatchewan School Boards Association;
- three members nominated by the Minister of Government Relations;
- one member nominated by the Minister of Government Relations based on a recommendation by the Minister of Learning; and,
- the chairperson of the Board, who is nominated by the Minister of Government Relations after consultation with (SARM), (SUMA) and the Saskatchewan School Boards Association.

To hold membership on the SAMA Board, the municipal and school division members must themselves be elected local government officials. Board members are appointed for a maximum three-year term and may be reappointed to subsequent terms.

The SAMA Board maintains advisory committees to review policies and practices respecting assessments and to make recommendations to the Board concerning those policies and practices. Three of these committees are statutory:

- Urban Advisory Committee, representing urban and northern municipalities under 30,000 population;
- City Advisory Committee, representing cities with a population over 30,000; and,
- Rural Advisory Committee, representing rural municipalities

Three additional committees have been established by the Board:

- Commercial Advisory Committee, representing commercial and industrial property owners and others with similar interests;
- The Agricultural Land Review Committee, representing stakeholder organizations, expert third parties and assessment professionals, focusing on improving agricultural land assessment; and
- The Technical Development Committee, representing assessment professionals, focusing on technical issues related to implementing a 2009 market value assessment system for urban properties. (term completed on January 1, 2006)

In addition to regular meetings of the advisory committees, SAMA holds an annual meeting, to which municipalities and school divisions can send voting delegates. Business conducted at the meeting includes:

- hearing the annual report of the Board of Directors;
- considering and adopting resolutions put forth by municipalities and school divisions;
- considering changes proposed by the Agency to assessment legislation; and
- considering any reports made by the Agency on matters such as assessment policy or practice and assessment administration.

SAMA is funded jointly by the Province, municipalities, and school divisions. The Department of Learning pays the education sector requisition on behalf of school divisions. The Agency receives statutory funding from the Province for provincial program services: assessment policy research, a central database of assessment information, assessment information for provincial programs, and quality assurance.

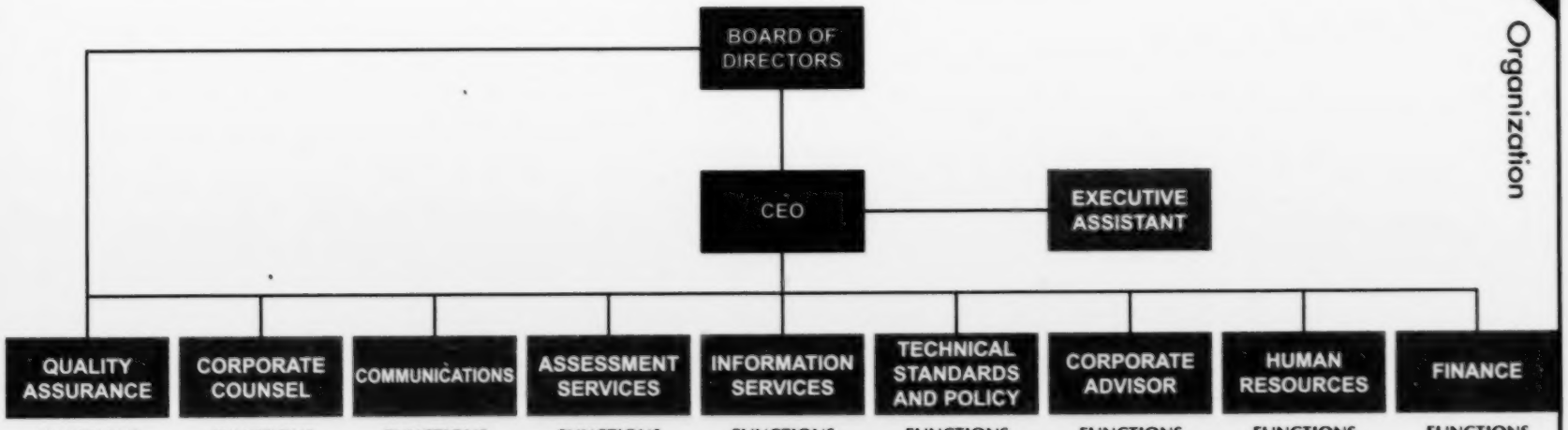
The balance of the Agency's revenue is provided by those municipalities that use the Agency's assessment services, and is obtained through a municipal requisition.

SAMA provides assessment valuation services to 804 urban, northern and rural municipalities. It is responsible for the assessed values of approximately 752,000 properties.

SAMA's central office is located in Regina. The Agency provides assessment services to municipalities from six regional offices – Melfort, Regina, Saskatoon, Swift Current, Weyburn and Yorkton – and one rural office in North Battleford.

SAMA

Saskatchewan Assessment Management Agency



FUNCTIONS
- Managing Director, Quality Assurance, Reports Directly to the Board Respecting Roll Confirmation and Audit Services

FUNCTIONS
- Provides Legal Services to the Board & Administration.

FUNCTIONS
- Public Education
- Community Relations
- Stakeholder Relations
- Issues Management
- Strategic Planning
- Media Relations

FUNCTIONS
- Revaluation
- Field Work (Maintenance, Reinspections)
- Defence of Value
- Data Entry

FUNCTIONS
- Database Management
- Systems Development
- Technical Support

FUNCTIONS
- Liaison and Policy
- Technical Standards (Assessment Manual, Training, interpretation and Guidance Support)
- Special Projects

FUNCTIONS
- Projects
- Research
- Studies
- Corporate Advice

FUNCTIONS
- Collective Bargaining
- Employee Relations
- Staffing & Classification
- Benefits Administration
- Central Record Keeping

FUNCTIONS
- Budgeting
- Accounting
- Asset Management
- Financial Reporting
- Procurement
- Office Accommodation

Board of Directors

Left to right: **Sharon Armstrong,** representing Urban; **Ron Thomas,** representing the Province; **Rick Brunsdon,** representing the Province; **Fred Clipsham,** representing Urban; **Craig Melvin,** Chair, representing the Province; **Arthur Scherr,** representing the Province; **Robert Schultz,** representing the Province; **Darryl Senecal,** representing Rural; **Dan Danielson,** representing Boards of Education; **John Wagner,** representing Rural

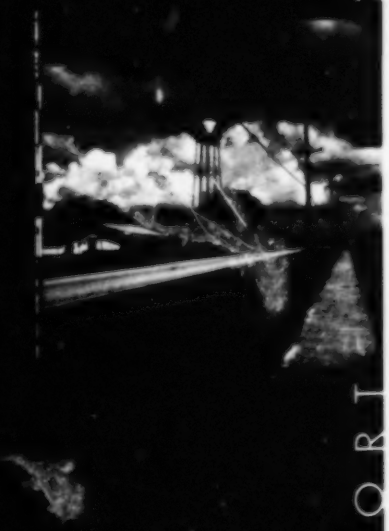
Missing from photo: **Richard Douglas,** representing Boards of Education (term ended December 2005)

Executive Team

Back row, left to right: **Gord Larson,** Project Manager, Saskatchewan Property Assessment Network; **Gordon Senz,** Managing Director, Quality Assurance Division; **Brad Korbo,** Director of Research; **Stuart McDonald,** Corporate Advisor; **Irwin Blank,** Managing Director, Technical Standards and Policy Division; **Timothy Furlong,** Managing Director, Assessment Services Division

Front row, left to right: **George Dobni,** Managing Director, Finance Division; **Rick Lee,** Managing Director, Information Services Division; **Margaret Duffy,** Managing Director, Communications Division; **Murray Cooney,** Chief Executive Officer; **Penny Gingras,** Executive Assistant; **Dona-Lynn Morley,** Corporate Counsel

Missing from photo: **Terry Zborowski,** Managing Director, Human Resources Division



Chair's Report

The SAMA Board of Directors is responsible for the regulation of assessment policies and governance of the property assessment system that is used by all urban, northern and rural municipalities in the province. This includes regulating assessment valuation procedures, conducting assessment research, consulting on policy with government, the public, municipal governments and assessment stakeholders, confirming municipal assessment rolls, maintaining a central information database, and undertaking quality assurance functions, including primary and secondary audits.

Overview

The year 2005 was a revaluation year for property assessment in Saskatchewan. The success of the 2005 revaluation depended upon the hard work, co-operation and commitment of all our partners, primarily municipalities and school divisions.

Public meetings across the province, special consideration for commercial and agricultural valuations, and tracking of specific 2005 revaluation issues were key features of the Board's implementation plan for this important year.

SAMA consults extensively to ensure the implementation of equitable, and understandable assessment policies for property owners. Municipalities and school divisions play an indispensable role in our assessment system and our successes are very much a collective achievement, providing a base to build on as we prepare for the future.

Legislation Update

The Municipalities Act came into force on January 1, 2006. This Act is a consolidation of *The Rural Municipality Act, 1989* and *The Urban Municipality Act, 1984* and will provide the legislative framework through which all municipalities exercise their powers and provide services, except those governed by *The Northern Municipalities Act* and *The Cities Act*.

The Municipalities Act is intended to grant municipalities broader powers and more flexibility to deal with matters that are of a local nature.

During the Fall 2005 session of the Saskatchewan legislature, the Honourable Len Taylor, Minister of Government Relations introduced three Bills:

- Bill 4 – *The Assessment Management Agency Amendment Act, 2005;*
- Bill 5 – *The Cities Amendment Act, 2005;* and
- Bill 6 – *The Municipalities Amendment Act, 2005.*

In response to requests from the municipal sector, assessment service providers and the commercial sector, the Minister proposed amendments to *The Cities Act, The Municipalities Act* and *The Assessment Management Agency Act.* These amendments will complete the legislative framework required to facilitate the move to a market value assessment system and enable the use of valuation methods such as the rental income approach. The Bills are expected to be passed in the Spring 2006 session of the legislature.

The assessment-related amendments are being proposed to assure SAMA and other assessment service providers that legislation will be in place for 2009 to support the final move to a market value based property assessment system for residential and commercial properties. Agricultural properties will continue to be assessed using the productivity system, and certain industrial properties will continue to be assessed using a regulated manual.

SAMA Funding

Municipalities contribute to SAMA's assessment services through an annual requisition fee. In 2005, this fee amounted to $5.8 million out of a total budget of $11.8 million.

The SAMA Board did not raise the municipal requisition fee in 2005 and will not do so in 2006.

The only source of revenue controlled entirely by the Agency is the requisition fee levied on municipalities. It is a challenge for the Agency to balance the amount of, and any increases to, the levy against the ability of many small municipalities to adequately fund the service.

In recognition of how important a stable, modern assessment system is to education funding in Saskatchewan, the Province, on behalf of school divisions, committed to a three-year $2.5 million funding initiative starting with $750,000 in 2004. In 2005, Saskatchewan Learning provided an additional $875,000 and Government Relations added $345,000 to its existing commitment.

Combined with special project funding for the SPAN computer system and income approach research, this new funding from the Province allowed SAMA to balance its budget in the 2005 fiscal year. An additional $875,000 in new provincial school division funding for SAMA is anticipated in 2006.

The Agency is appreciative of the new education sector funding which reflects its requirements for a reliable assessment system. This additional funding stabilizes SAMA's operations at present service levels for 2006.

Governance

It is the role and responsibility of the SAMA Board of Directors to provide a long-term vision for the provincial assessment function and a plan to achieve it. The SAMA Board's mandate is to develop, deliver and promote a cost-effective property assessment system for Saskatchewan that is accurate, up-to-date, universal, equitable and understandable. Since its 1987 inception, the Board's focus has been to move Saskatchewan's property assessment to national and international standards.

The next steps for 2006-2009 are critical to achieving the final vision for the provincial assessment function. In particular, the necessary legislative regime must be approved, the Computer-Assisted Mass Appraisal (CAMA) system must continue to be developed and refined, and the required fiscal resources must be provided to support the plan. The Board's focus has been on directing these key final stages to modernize Saskatchewan's property assessment function. A compelling and broadly supported vision for the future has been created.

Strategic Planning

The SAMA Board of Directors reviewed and updated its strategic plan in February 2005. The plan focuses on strategic directions and high-level commitments that include: successfully implementing the 2009 revaluation, securing stable funding, enhancing communications and relationships with stakeholders, and achieving desired legislative change.

The Board continues to monitor progress towards the realization of these strategic directions, and will sustain its attention to this document as a powerful tool contributing to SAMA's long-term success.

SAMA's Quality Assurance Function

The SAMA Board is determined to be responsive to the service needs of its clients. Effective January 1, 2005, the Quality Assurance Division now reports directly to the Board respecting audit and confirmation matters. This change was made in response to municipal concerns about the independence of SAMA's audit function.

As of January 1, 2005, changes to *The Assessment Management Agency Act* affecting the formal aspects of assessment quality assurance (previously the audit function) include provisions for a Primary Audit for roll confirmation, and a more detailed, Secondary assessment audit.

The Board has committed to a further review of the quality assurance function prior to the 2009 revaluation. The objective is to develop and finalize market value assessment (MVA) quality assurance standards in 2006, and to incorporate any changes needed to accommodate confirmation and quality assurance audit issues arising from the implementation of the full MVA system for urban properties.

SAMA Board of Directors 2005 Revaluation Regional Consultations

In October of 2005, the SAMA Board of Directors conducted a 2005 revaluation consultation tour of communities throughout Saskatchewan. The seven communities visited were Swift Current, Battleford, Yorkton, Weyburn, Melfort, La Ronge and Warman.

Local governments and property owners play an indispensable role in Saskatchewan's property assessment system. The SAMA Board is interested in knowing what direction they believe should be taken to continue developing, promoting and delivering a cost-effective property assessment system for the province. This series of consultation meetings followed the 2005 revaluation to receive public and local government input regarding assessment policy direction and the delivery of assessment valuation services.

The Board received a number of assessment-related concerns during the hearings. These concerns will be reviewed with the aim of improving the assessment system and Agency business processes. Other issues focused on education tax on property and the assessment appeal process, which are not under SAMA's jurisdiction. These issues were documented and forwarded to the Province for its consideration.

A report on the 2005 Revaluation consultation meetings entitled *Current Issues In Saskatchewan Property Assessment* is available on SAMA's website: www.sama.sk.ca under Publications, and has been distributed to municipalities and school divisions throughout the province. A Board review of the issues and concerns summarized in the report will contribute to shaping SAMA's future policy direction and ensuring a fair and equitable assessment system.

A Look Ahead to 2009

SAMA's move to market value for residential and commercial properties in 2009 will align Saskatchewan's assessment system with other assessment jurisdictions throughout Canada.

The shift from Saskatchewan's current fully regulated system to a more flexible, market value assessment system for 2009 will be a significant change. Agricultural properties will continue to be assessed using the current regulated system based on productive value.

In March 2005, SAMA hosted two "Move to Market Value 2009" non-technical informational workshops in Saskatoon and Regina. At these workshops, two assessment professionals from jurisdictions in Alberta and Ontario provided valuable lessons about the move from a cost-based, regulated system to market value. Those who attended learned about the significant challenges ahead, the need to plan carefully to introduce a market system, and how best to allocate necessary resources to achieve success.

The Technical Development Committee

SAMA's Board of Directors established the Technical Development Committee in early 2004 to advise on how best to move to market. With the participation of assessors from all independent jurisdictions, this committee advised on the basic policy direction for Saskatchewan's move to market value until its mandate was completed on January 1, 2006.

The Technical Development Committee was comprised of highly qualified professionals in the assessment industry representing large and small cities, the Appraisal Institute of Canada, the Saskatchewan Assessment Appraisers' Association, and SAMA itself.

Based on the Committee's recommendations, the SAMA Board developed the following vision for the 2009 Revaluation:

> "To build public trust by providing fair, transparent, understandable and defensible property valuations in a results-based, mass appraisal, market value assessment system, used for the distribution of taxation.

The principles for the 2009 revaluation are to implement a market value system that:

1. *Permits the use of the cost, sales comparison, and income approach where appropriate in all jurisdictions;*
2. *Uses regulation for properties such as agricultural land, oil and gas well production equipment, linear property and heavy industrial property; and*
3. *Sets the stage for a shorter revaluation cycle."*

The 2009 vision calls for a change from our current highly regulated and restricted property assessment system to a more flexible, results-focused market value assessment system.

The proposed MVA system is not new to Canada as all Canadian provinces are on this system for property assessment purposes.

SAMA is working toward a future assessment system in which market value will be the standard by which values are created and measured for all residential and commercial properties.

Conclusion

I would like to thank each member of the SAMA Board of Directors, all stakeholder groups and SAMA personnel for their dedication and hard work throughout the important revaluation year of 2005. The SAMA Board values the support provided by the Agency's administration, and provincial assessment professionals. The Board looks forward to continuing its cooperative working relationship with municipalities, school divisions, local government associations and the Province.

Craig Melvin
Chair, Board of Directors

Administrative Report - The Year in Review

Assessment Services

2005 Revaluation Program

SAMA's major program commitment for 2005 was the province-wide revaluation of all property to update assessment values to a June 30, 2002 base date. The Assessment Services division provided new assessment values to municipal assessors in January 2005 and continued to provide support services to municipalities throughout the year.

Approximately 752,000 properties were valued in 804 municipalities. Approximately 160,000 sales were reviewed to arrive at the rates and Market Adjustment Factors applied to the revalued properties.

Throughout the year, appraisers attended open houses and met often with municipal assessors, councils and property owners to explain property assessments and resolve local assessment issues. Those who attended Boards of Revision and Appeal Board hearings explained and defended assessment valuations provided by SAMA. A total of 3,691 property assessment appeals were filed with local Boards of Revision.

This appeal rate is a substantial improvement over the 7,400 property assessment appeals that were filed as a result of the 2001 revaluation. Based on 752,000 properties in 2005, the appeal rate was 0.5%.

Property Inspection Programs

SAMA maintained detailed property assessment records under the annual maintenance program and the general reinspection program. The annual maintenance program ensures that individual properties with changes are inspected and new assessment values are calculated. Periodically, all properties in the municipality are reviewed under the general reinspection program.

The following is a summary of reinspection activities conducted by SAMA in 2005:

- reinspection of more than 9,960 agricultural parcels (quarter sections)
- reinspection of more than 7,110 building improvements
- reinspection of 8,948 industrial properties
- more than 36,796 non-industrial property assessments updated and 58,000 industrial property assessments updated under the annual maintenance program
- general reinspections implemented for 11 rural and 18 urban municipalities
- general reinspections initiated in an additional 15 rural and 48 urban municipalities

Another significant Assessment Services special project during 2005 included SAMA parcel matching to 100,917 Information Services Corporation (ISC) parcels. This assessment parcel matching project is essential to making full use of Geographic Information Systems (GIS) to display and analyse assessment information in the future. Work on the parcel-matching project is expected to continue through 2006.

Saskatchewan Property Assessment Network

The Saskatchewan Property Assessment Network (SPAN) is an integrated computer assessment information system that replaces the former Computer-Assisted Mass Appraisal (CAMA) system, designed in the 1970s.

The SPAN project has been fully funded by the provincial government. In 2002, the Province of Saskatchewan allotted $990,000 in special funding to begin Phase I development of the four-phase Saskatchewan Property Assessment Network, or SPAN, replacing the current Computer Assisted Mass Appraisal (CAMA) system designed in the 1970s.

The annual $990,000 SPAN development funding allotment from the Province will continue for 2006-2007, and was essential for completion of the SPAN project on April 15, 2005.

The new SPAN system improves SAMA's ability to retrieve and exchange information with assessment stakeholders and client municipalities, includes the functionality necessary to implement the market value assessment system, and integrates with Geographic Information Systems (GIS) applications.

The SPAN project has moved from the special capital project phase to the ongoing operational development, support and maintenance environment.

SAMA anticipates that the SPAN system operational environment will continue to improve significantly to better serve the Agency's needs and those of all our clients and stakeholders over the next months and years.

SAMA's successful development and implementation of the SPAN project provides the agency and its client municipalities with the benefits of an up-to-date, industry standard computer system to improve service to our clients and assessment stakeholders.

It is important to acknowledge all the SAMA personnel who contributed to the SPAN project for their dedication, perseverance and their willingness to make it a success.

SAMA wishes to acknowledge and thank the provincial government for fully funding the SPAN project.

Information Services

The Transitional Committee for Technical Change successfully completed its mandate in December 2005 and addressed procedural and technical issues related to SPAN.

Information Services upgraded SPAN server hardware in 2005, resulting in a two-fold performance increase. Once core SPAN components were implemented for Assessment Services, the SPAN team focused on delivering core components for Quality Assurance Division's Roll Confirmation, Roll Balancing and Audit applications. New technology issues contributed to delaying Quality Assurance's ability to carry out Roll Confirmation until September 2005.

An Electronic Funds Transfer (EFT) module was evaluated, selected and implemented to streamline the expense payment process, eliminate manual cheques and benefit employees by directly depositing expense reimbursement into their bank accounts.

The Agency acquired time and expense reporting modules to automate and track employee time and expenses. The time reporting module was piloted in late 2005; the expense module will be piloted in early 2006. The modules will be fully operational by mid-2006.

Information Services' primary focus is now on planning for the 2009 Revaluation to ensure resources are sufficient to automate new market valuation models (sales comparison and income) and new Marshall and Swift cost models.

The legacy CAMA archival project continued through 2005.

In 2005, the Desktop Support team worked to support staffing changes and new staff coming into the Agency. Information Services' network team added disk space and associated backup capability to Agency servers, and began the regional offices server upgrade project.

Human Resources

Despite a regional and national shortage of professional property assessment appraisers, SAMA made some moderate gains in filling some of its vacant appraiser positions. The Agency was able to attract several experienced assessment appraisers into previously vacant positions.

A professional workforce of 90 property assessment appraisers (including managers) and five data entry personnel worked to meet program commitments. An additional three appraiser positions remained vacant throughout the year.

SAMA remains committed to working with Lakeland Community College in Vermilion, Alberta to recruit new personnel. Anticipating a scarcity of assessment appraisers, the Agency continues its:

- $5,000 sponsorship program for a limited number of second-year students at Lakeland Community College (students sign an employment commitment to SAMA)
- $500 annual bursary, awarded to a first-year student with the highest grade point average in assessment appraisal studies

The Agency has also developed a comprehensive Training and Accreditation Program to develop future urban appraisers. Upon completion of this five-year program, the successful candidate will be a fully qualified and accredited assessment appraiser with a remaining three-year service commitment to the Agency.

Other significant SAMA employment changes in 2005 include the following:

- New Manager of the Revaluation Unit hired from British Columbia
- New Managers of the Weyburn and Saskatoon Regions
- New Training Co-ordinator
- Ten Summer Students in Industrial, Income and for the Marshall-Swift Project
- One Lakeland graduate in the Industrial Division
- Two Information Services Application Support Analysts to support CAMA development
- A temporary Desktop Support Technician to assist with Help Desk problems

Work continues on a succession and retention plan to assist the Agency in efficiently filling future vacancies.

Collective Bargaining

Contract negotiations with the SGEU and SAMA resulted in the ratification of a revised Collective Bargaining agreement which was signed in Saskatoon on February 28, 2005 and took effect on March 1, 2005. A pay equity strategy was negotiated between the SGEU and SAMA in late 2005.

The Competitive Assessment Environment

Since 1995, a provision in *The Assessment Management Agency Act* has been made available for municipalities, other than the four major cities of Moose Jaw, Prince Albert, Regina and Saskatoon, to use alternative assessment service.

In November 2004, the Province amended this legislation to require municipalities wishing to undertake their own valuation services receive written consent from all affected school divisions and SAMA. Before this amendment, municipalities were only required to consult with school divisions and receive the written consent of SAMA.

In 2005, one urban municipality (Metinota) decided to receive its assessment services from a service provider other than SAMA. In total, as of December 31, 2005, there are 16 urban municipalities that do not use SAMA's services.

Confirmation of Assessment Rolls and Assessment Audit

The Quality Assurance Division conducted Confirmation audits of assessment rolls and Primary Audits for all municipalities in Saskatchewan to determine compliance with the requirements of the municipal Acts, *The Assessment Management Agency Act*, and the Saskatchewan Assessment Manual. For the year ending December 31, 2005, SAMA had issued confirmation certificates for 634 municipalities. One hundred and fourteen municipal assessment rolls for 2005 remained to be confirmed as at March 1, 2006.

Income Approach

Since 2002, the province has provided $330,000 per annum towards SAMA's income approach project. The income approach is a commercial property assessment methodology integral to SAMA's future implementation of a market value assessment system. Income approach methodology is based on the assumption that commercial property value is directly related to the rental income it can generate over its economic lifetime. Where applicable, the income approach will provide the appraiser with an additional, important valuation tool to reflect property valuation accuracy.

Only income and operating expenses related to a property's operation are used for the income approach. Income or expenses associated with the operation of a business conducted on the property are not relevant or used in the property's valuation.

Over the last two years, income research pilot projects have been undertaken in a number of SAMA jurisdictions, including the City of Yorkton, and more recently, the City of Humboldt. Separate pilot income research projects were also undertaken on hotels, motels and apartments across SAMA jurisdiction municipalities. Findings from these pilot projects will guide market value assessment implementation across the province.

Throughout 2005, SAMA collected physical data, owners' names and mailing addresses, and took digital photographs for commercial properties located in the Cities of Humboldt, Melville and Weyburn. The income team investigated other commercial properties in specific jurisdictions to determine if the rental income approach could be used in the larger commercialized rural municipalities in the province.

SAMA will continue to work actively on the income approach project so that the necessary processes, systems, training and all required new data is in place for implementation in 2009.

Agricultural Land Review Committee

SAMA established an Agricultural Land Review Committee in May 2004 to review all aspects of arable and non-arable agricultural land property valuation models. The committee is currently analysing these models, and recommending improvements for the 2009 revaluation.

SAMA has established the following vision for the 2009 agricultural land model:

> "To build public trust in the arable and non-arable agricultural land assessments by providing a mass appraisal valuation system that:

- is consistent with SAMA's Mission;
- is based on the potential productivity of the land;
- is defensible and stable; and
- uses objective and verifiable data."

SAMA partnered with Saskatchewan Agriculture and Food to conduct a province-wide rent study on both arable and non-arable (pasture) land. Information from this rent study has proven valuable for SAMA's Agricultural Land Committee productivity model research work.

In December 2005, the Agricultural Land Review Committee extended its mandate to July 1, 2006 so it can continue reviewing practices used to value agricultural land for property tax purposes in other jurisdictions across North America, with particular emphasis on methods for converting productivity indexes to a value per acre.

For the future, SAMA's Agricultural Land Review Committee will provide recommendations to the SAMA Board and rural stakeholders as represented on SAMA's Rural Advisory Committee, for approval and implementation in 2009.

2005 Confirmed Assessed Value Totals by Tax Status

	URBAN MUNICIPALITIES			
	CITIES	DISTRICTS	TOWNS	VILLAGES
TAXABLE:				
Non-Arable	754,178	0	539,320	191,320
Other Agricultural	7,085,857	40,205	8,810,843	6,818,421
Residential	10,552,528,333	14,963,760	1,984,711,413	451,297,611
Multi-Unit	2,170,369,155	0	75,424,771	7,260,190
Seasonal Residential	0	29,972,460	14,041,230	12,130,510
Commercial and Industrial	4,205,382,090	1,528,400	479,082,331	71,705,362
Elevators	23,985,620	0	46,702,200	10,569,641
Railway R/W and Pipeline	26,622,800	0	9,468,675	10,983,675
Taxable Total	16,986,728,033	46,504,825	2,618,780,783	570,956,730
EXEMPT:				
Non-Arable	1,529,166	0	179,920	27,920
Other Agricultural	20,092,948	0	1,304,490	609,108
Residential	103,992,774	0	59,266,201	9,196,499
Multi-Unit	44,602,256	0	3,616,480	1,038,380
Seasonal Residential	0	0	0	401,170
Commercial and Industrial	4,209,293,496	1,207,500	943,018,119	295,136,448
Elevators	0	0	10,950	1,058,969
Railway R/W and Pipeline	33,470,710	0	3,318,300	1,971,975
Exempt Total	4,412,981,350	1,207,500	1,010,714,460	309,440,469
PROVINCIAL GRANT-IN-LIEU				
Non-Arable	42,240	0	200	0
Other Agricultural	867,825	0	17,600	5,995
Residential	29,412,385	0	14,270,620	3,336,830
Multi-Unit	126,630,580	0	9,821,000	2,734,970
Seasonal Residential	0	0	0	0
Commercial and Industrial	369,489,632	17,200	18,684,500	2,984,100
Elevators	0	0	0	0
Railway R/W and Pipeline	0	0	2,475	0
Provincial Grant-in-Lieu Total	526,442,662	17,200	42,796,395	9,061,895
FEDERAL GRANT-IN-LIEU				
Non-Arable	0	0	0	0
Other Agricultural	200,525	0	89,375	0
Residential	21,094,108	0	1,885,100	1,634,640
Multi-Unit	19,468,559	0	386,750	254,590
Seasonal Residential	0	0	0	0
Commercial and Industrial	156,836,704	0	14,846,700	2,459,800
Elevators	0	0	0	0
Railway R/W and Pipeline	2,000,700	0	0	0
Federal Grant-in-Lieu Total	199,600,596	0	17,207,925	4,349,030

2005 assessed values for Urban, Rural and Northern municipalities are calculated based on the following percentages of fair value for the June 30, 2002 base year:

Non-Arable Land	40%
Other Agricultural	55%
Residential/Seasonal	70%
Multi-Unit Residential	70%
Commercial and Industrial	100%
Elevators	75%
Railway R/W and Pipline	75%

[1] Assessment rolls for 2005 have not been confirmed as at March 1, 2006 for the following municipalities, therefore their aggregate taxable assessed values are not included in the 2005 assessment totals in the above table:

RESORT VILLAGES	TOTAL URBAN MUNICIPALITIES	RURAL MUNICIPALITIES	NORTHERN MUNICIPALITIES	SASKATCHEWAN TOTAL
32,360	1,517,178	610,092,468	124,120	611,733,766
39,820	6,893,863,663	104,060	22,795,146	6,916,762,869
88,534,400	13,092,035,517	667,510,351	124,874,454	13,884,420,322
519,120	2,253,573,236	5,594,820	8,096,970	2,267,265,026
200,065,550	256,209,750	243,503,856	3,115,840	502,829,446
6,126,300	4,763,824,483	3,211,558,399	58,121,300	8,033,504,182
0	81,257,461	240,697,762	0	321,955,223
22,725	47,097,875	1,518,395,845	8,625	1,565,502,345
295,340,275	20,518,310,646	13,391,217,164	194,445,369	34,103,973,179
35,760	1,772,766	13,462,240	730,320	15,965,326
50,930	22,057,476	23,649,688	267,245	45,974,409
903,351	173,358,825	519,641,251	8,808,030	701,808,106
0	49,257,116	584,080	575,890	50,417,086
10,064,950	10,466,120	12,248,224	43,610	22,757,954
5,407,200	5,454,062,763	658,838,311	70,944,000	6,183,845,074
0	1,069,919	21,246,165	0	22,316,084
0	38,760,985	118,071,305	0	156,832,290
16,462,191	5,750,805,970	1,367,741,264	81,369,095	7,199,916,329
0	42,440	27,341,900	0	27,384,340
0	891,420	2,588,910	0	3,480,330
192,640	47,212,475	622,300	63,350	47,898,125
0	139,186,550	0	0	139,186,550
0	0	2,730	0	2,730
1,755,400	392,930,832	22,788,000	8,713,300	424,432,132
0	0	0	0	0
0	2,475	28,617,300	0	28,619,775
1,948,040	580,266,192	81,961,140	8,776,650	671,003,982
0	0	82,508,320	0	82,508,320
0	289,900	5,386,810	0	5,676,710
0	24,613,848	5,805,870	709,730	31,129,448
0	20,109,899	4,689,860	0	24,799,759
0	0	0	0	0
4,200	174,147,404	42,925,800	2,732,700	219,805,904
0	0	0	0	0
0	2,000,700	2,604,900	0	4,605,600
4,200	221,161,751	143,921,560	3,442,430	368,525,741

City of Moose Jaw
*N. Village of Beauval
N. Village of Cole Bay
N. Village of Cumberland House
N. Village of Jans Bay
N. Village of La Loche
N. Village of Pelican Narrows
N. Village of Sandy Bay
Northern Sask. Admin District
Resort Village of Bird's Point
Resort Village of Island View
Resort Village of Manitou Beach
Resort Village of Waiward Lake
Resort Village of West End
R.M. of Aberdeen No. 373
R.M. of Abernethy No. 186
R.M. of Arborfield No. 456
R.M. of Baildon No. 131
R.M. of Bone Creek No. 108
R.M. of Buchanan No. 304
R.M. of Buckland No. 491
R.M. of Cambria No. 006
R.M. of Cana No. 214
R.M. of Clayton No. 333
R.M. of Corman Park No. 344
R.M. of Cusk No. 222
R.M. of Fertile Valley No. 285
R.M. of Fox Valley No. 171
R.M. of Garden River No. 490
R.M. of Good Lake No. 274
R.M. of Grant No. 372
R.M. of Hazel Dell No. 335
R.M. of Hudson Bay No. 394
R.M. of Invergor No. 275
R.M. of King George No. 256
R.M. of Laird No. 404
R.M. of Layond No. 128
R.M. of Lake Lenore No. 399
R.M. of LakeLand No. 521
R.M. of Leask No. 464
R.M. of Loon Lake No. 561
R.M. of Lost River No. 313
R.M. of Lumsden No. 189
R.M. of Martin No. 122
R.M. of Meadow Lake No. 588
R.M. of Montrose No. 315
R.M. of Moosomin No. 121
R.M. of Morse No. 165
R.M. of Mount Pleasant No. 002
R.M. of Norton No. 069
R.M. of Oakdale No. 320
R.M. of Paddockwood No. 520
R.M. of Paynton No. 470
R.M. of Porcupine No. 395
R.M. of Prince Albert No. 461
R.M. of Redburn No. 130
R.M. of Shellbrook No. 493
R.M. of Sherwood No. 159
R.M. of Spiritwood No. 496
R.M. of Tisdale No. 427
R.M. of Vanscoy No. 345
R.M. of Walpole No. 092
R.M. of Webb No. 138
Town of Allan
Town of Arborfield
Town of Bienfait
Town of Big River
Town of Bruno
Town of Coronach
Town of Hanley
Town of Langham
Town of Maple Creek
Town of Martensville
Town of Morse
Town of Rosetown
Town of Rouleau
Town of Shellbrook
Town of Tisdale
Town of Unity
Town of Vonda
Town of Wagella
Town of Whitewood
Village of Abernethy
Village of Aneroid
Village of Belle Plaine
Village of Bracken
Village of Brownlee
Village of Carnduff
Village of Duff
Village of Emdald
Village of Eyebrow
Village of Farlight
Village of Findlater
Village of Flaxcombe
Village of Govan
Village of Gladmar
Village of Mango
Village of Mervin
Village of North Portal
Village of Pangman
Village of Payeton
Village of Plunkett
Village of Rhein
Village of Ridgedale
Village of Rockhaven
Village of Ruddell
Village of Shamrock
Village of Stewart Valley
Village of Stockholm
Village of Stonnowar
Village of Togo
Village of Waseca
Village of Westdale
Village of Willowbrook

2001-2005 Confirmed Taxable Assessment Totals

	URBAN MUNICIPALITIES						
	CITIES	DISTRICTS	RESORTS, TOWNS AND VILLAGES	URBAN MUNICIPALITIES TOTAL	RURAL MUNICIPALITIES TOTAL	NORTHERN MUNICIPALITIES TOTAL	SASKATCHEWAN TOTAL
2001	16,050,705,693	0	3,780,517,143	19,831,222,836	15,717,227,244	436,898,120	35,985,348,200 [2,5]
PERCENT CHANGE 2000-01	15.86	0	8.94	14.48	7.81	6.86	11.37
2002	16,278,474,523	0	3,771,133,587	20,049,608,110	15,927,623,088	432,701,425	36,409,932,623 [3]
PERCENT CHANGE 2001-02	1.42	0	-0.25	1.10	1.34	-0.96	1.18
2003	16,301,115,837	0	3,812,254,509	20,113,370,346	16,106,037,470	435,711,765	36,655,119,581 [4]
PERCENT CHANGE 2002-03	0.14	0	1.09	0.32	1.12	0.70	0.67
2004	16,712,489,765	0	3,841,061,470	20,553,551,235	16,250,893,151	434,618,055	37,239,062,441 [5,6]
PERCENT CHANGE 2003-04	2.52	0	0.76	2.19	0.90	-0.25	1.59
2005	16,986,728,033	46,504,825	3,485,077,788	20,518,310,646	13,391,217,164	194,445,369	34,103,973,179 [1,3]
PERCENT CHANGE 2004-05	1.64	0	-9.27	-0.17	-17.60	-55.26	-8.42

[1]2005 assessed values are calculated based on the following percentages of fair value for the June 30, 2002 base year:

Urban, Rural and Northern Municipalities:

Non-Arable Land	40%	Commercial and Industrial	100%
Other Agricultural	55%	Elevators	75%
Residential/Seasonal	70%	Railway R/W and Pipeline	75%
Multi-Unit Residential	70%		

[2]2001-2004 assessed values are calculated based on the following percentages of fair value for the June 30, 1998 base year:

Urban, Rural and Northern Municipalities:

Non-Arable Land	50%	Seasonal Residential	70%
Other Agricultural	55%	Commercial and Industrial	100%
Residential	70%	Elevators	75%
Multi-Unit Residential	70%	Railway R/W and Pipeline	75%

[3]Assessment rolls for 2005 have not been confirmed as at March 1, 2006 for the following municipalities, therefore their aggregate taxable assessed values are not included in the 2005 assessment totals in the above table:

City of Moose Jaw
N. Village of Beauval
N. Village of Cole Bay
N. Village of Cumberland House
N. Village of Jans Bay
N. Village of La Loche
N. Village of Pelican Narrows
N. Village of Sandy Bay
Northern Sask. Admin District
Resort Village of Bird's Point
Resort Village of Island View
Resort Village of Manitou Beach
Resort Village of Wakaw Lake
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R.M. of Buckland No. 491
R.M. of Cambria No. 006
R.M. of Cana No. 214
R.M. of Clayton No. 333
R.M. of Corman Park No. 344
R.M. of Crak No. 222
R.M. of Fertile Valley No. 285
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R.M. of Good Lake No. 274
R.M. of Grant No. 372
R.M. of Hazel Dell No. 335
R.M. of Hudson Bay No. 394
R.M. of Invergor No. 275
R.M. of King George No. 256
R.M. of Laird No. 404
R.M. of Lajord No. 128
R.M. of Lake Lenore No. 399
R.M. of Lakeland No. 521
R.M. of Leask No. 464
R.M. of Loon Lake No. 561
R.M. of Lost River No. 313
R.M. of Lumsden No. 189
R.M. of Martin No. 122
R.M. of Meadow Lake No. 588
R.M. of Montrose No. 315
R.M. of Moosomin No. 121
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R.M. of Norton No. 069
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Town of Hanley
Town of Langham
Town of Maple Creek
Town of Martensville
Town of Morse
Town of Rosetown
Town of Rouleau
Town of Shellbrook
Town of Tisdale
Town of Unity
Town of Vonda
Town of Wapella
Town of Whitewood
Village of Abernethy
Village of Aneroid
Village of Belle Plaine
Village of Bracken
Village of Brownlee
Village of Carnduff
Village of Duff
Village of Emerald
Village of Eyebrow
Village of Fairlight
Village of Findlater
Village of Flaxcombe
Village of Girvin
Village of Gladmar
Village of Margo
Village of Mervin
Village of North Portal
Village of Pangman
Village of Paynton
Village of Plunkett
Village of Rhein
Village of Richardale
Village of Rockhaven
Village of Ruddell
Village of Shamrock
Village of Stewart Valley
Village of Stockholm
Village of Stornoway
Village of Togo
Village of Waseca
Village of Weirdale
Village of Willowbrook

[4]Assessment rolls for 2004 have not been confirmed as at March 1, 2006 for the following municipalities, therefore their aggregate taxable assessed values are not included in the 2004 assessment totals in the above table:

Northern Village of Cole Bay
R.M. of Cana No. 214
Village of Girvin
Village of North Portal
Village of Rockhaven

[5]Assessment rolls for 2001 have not been confirmed as at March 1, 2006 for the following municipalities, therefore their aggregate taxable assessed values are not included in the 2001 assessment totals in the above table:

Town of Arelee
Town of Shellbrook
R.M. of Shellbrook No. 493

Advisory committees to the Board of Directors

City Advisory Committee - as at December 31, 2005

The City Advisory Committee is responsible for cities with a population exceeding 30,000 (Moose Jaw, Prince Albert, Regina and Saskatoon).

MEMBERS	REPRESENTING
Fred Clipsham, Committee Chair	SAMA Board Member (Urban)
Craig Melvin	SAMA Board Chair (Province)
Dan Danielson	SAMA Board Member (Education)
Rick Brunsdon (non-voting)	SAMA Board Member (Province)
Robert Schultz (non-voting)	SAMA Board Member (Province)
Mayor Al Schwinghamer	City of Moose Jaw
Garry McKay, Manager	City of Moose Jaw
Mayor Pat Fiacco	City of Regina
Suzanne Bartel	City of Regina
Donna Birkmaier, Councillor	City of Saskatoon
Marlys Bilanski	City of Saskatoon
Lee Atkinson	City of Prince Albert
Greg Dionne	City of Prince Albert
Don Schlosser	Sask. Urban Municipalities Assoc.
Paul Malone	Sask. School Boards Assoc.
Vacant	Sask. Assessment Appraisers' Assoc.

OBSERVERS	
Laurent Mougeot, Executive Director	Sask. Urban Municipalities Assoc.
Maryellen Carlson, Assistant Deputy Minister	Sask. Government Relations
John Edwards, Executive Director Policy Development	Sask. Government Relations
Don Barr, City Assessor	City of Regina
Vacant	City of Regina
Gord Lawson, City Assessor	City of Saskatoon
Bruce Richards	City of Saskatoon
Joe Day, City Assessor	City of Prince Albert
Dave Pierce, City Assessor	City of Moose Jaw
Curt Van Parys, Regina RCSSD	Sask. School Boards Assoc.

ADMINISTRATIVE SUPPORT	
Murray Cooney, CEO	SAMA
Irwin Blank, Committee Secretary	SAMA

Commercial Advisory Committee – as at December 31, 2005

The Commercial Advisory Committee is responsible for reviewing policies and practices respecting assessment, especially as they relate to commercial property, and to make recommendations to the Board concerning these policies and practices.

MEMBERS	REPRESENTING
Craig Melvin, Committee Chair	SAMA Board Chair (Province)
Fred Clipsham (non-voting)	SAMA Board Member (Cities)
Sharon Armstrong (non-voting)	SAMA Board Member (Urban)
John Wagner (non-voting)	SAMA Board Member (Rural)
Richard Douglas (non-voting)	SAMA Board Member (Education)
Rick Brunsdon (non-voting)	SAMA Board Member (Province)
Arthur Scherr (non-voting)	SAMA Board Member (Province)
Grace Muzyka	Saskatoon Broadway Business Improvement District; Sask. Assoc. of the Appraisal Institute of Canada
Tracy Fahlman	Regina Downtown Business Improvement District
Ted Mitchell	Saskatoon Regional Economic Development Authority
Rob Lawrence	Sask. Real Estate Association
Gil Dobroskay	Sask. Real Estate Association
Kevin Olmstead	Sask. Chamber of Commerce
John Hopkins	Regina & District Chamber of Commerce
Marilyn Braun-Pollin	Canadian Federation of Independent Business
Brian Jamieson	Building Owners and Managers Assoc.
Ken Love	Canadian Property Tax Assoc.
Ken McKinlay	Sask. Home Builders' Association
Tom Mullin	Hotels Assoc. of Saskatchewan
Murray Sadownick	National Golf Course Owners Assoc., Saskatchewan Chapter
Dale Cumming	Inland Terminal Assoc. of Canada
Reg Hinz	Western Grain Elevator Assoc. Tax Committee
Rick Johnston	Canadian Energy Pipeline Assoc.
Dave Loader	Canadian Assoc. of Petroleum Producers
Darrell Zwarych	Sask. Mining Assoc.
Ike Zacharopoulos	Railway Association of Canada
Ian McGilp	Tourism Saskatchewan
Mike Schulkowsky	Sask. Assessment Appraisers' Assoc.

OBSERVERS	
Vacant	Sask. Government Relations
Colleen Mackenzie	Sask. Industry & Resources - Industry Development
Bruce Wilson	Sask. Industry & Resources
Don Barr	City of Regina
Gord Lawson	City of Saskatoon
Joe Day	City of Prince Albert
Dave Pierce	City of Moose Jaw
Cameron Duncan	City of North Battleford
Mike Kehler	City of Swift Current
Murray Cooney, CEO	SAMA

ADMINISTRATIVE SUPPORT	
Stuart McDonald, Committee Secretary	SAMA

Rural Advisory Committee – as at December 31, 2005

The Rural Advisory Committee is responsible for rural municipalities.

MEMBERS	REPRESENTING
John Wagner, Committee Chair	SAMA Board Member (Rural)
Craig Melvin	SAMA Board Chair (Province)
Darryl Senecal	SAMA Board Member (Rural)
Richard Douglas	SAMA Board Member (Education)
Robert Schultz (non-voting)	SAMA Board Member (Province)
Sharon Armstrong (non-voting)	SAMA Board Member (Urban)
Ron Thomas (non-voting)	SAMA Board Member (Province)
Doug Oleksyn, Councillor, R.M. of Shellbrook No. 493	Rural Municipalities
Robert Webb, Reeve, R.M. of Big Quill No. 308	Rural Municipalities
Dale Forland, Councillor, R.M. of Britannia No. 502	Rural Municipalities
Neil Seaman, Reeve, R.M. of Huron No. 223	Rural Municipalities
Morgan Powell, Reeve, R.M. of Miry Creek No. 229	Rural Municipalities
William Barmby, Councillor, R.M. of Stanley No. 215	Rural Municipalities
Roy Orb	Sask. Assoc. of Rural Municipalities
Richard Eberts	Provincial Assoc. of Resort Communities of Sask.
Jack Rowswell	Sask. School Boards Assoc.
Ken Johnson	Sask. Assessment Appraisers' Assoc.

OBSERVERS	
Ken Engel, Executive Director	Sask. Assoc. of Rural Municipalities
Mark Brothen	Sask. Government Relations
Robert Thurmeier	Rural Municipal Administrators Assoc. of Sask.
Barb Zelinski, Administrator	R.M. of Corman Park No. 344
Rod Quintin	Sask. School Boards Assoc.
Murray Cooney, CEO	SAMA

ADMINISTRATIVE SUPPORT	
Irwin Blank	SAMA
Brad Korbo,Committee Secretary	SAMA

Urban Advisory Committee – as of December 31, 2005

The Urban Advisory Committee is responsible for urban and northern municipalities, excluding cities with a population exceeding 30,000

MEMBERS	REPRESENTING
Sharon Armstrong, Committee Chair	SAMA Board Member (Urban)
Craig Melvin	SAMA Board Chair (Province)
Fred Clipsham	SAMA Board Member (Urban)
Arthur Scherr	SAMA Board Member (Province)
Dan Danielson (non-voting)	SAMA Board Member (Education)
Ron Thomas (non-voting)	SAMA Board Member (Province)
Darryl Senecal (non-voting)	SAMA Board Member (Rural)
Randy Goulden, Councillor, City of Yorkton	Urban Municipalities (Cities)
Rob Stephanson, Councillor, City of Weyburn	Urban Municipalities (Cities)
Gordon Yarde, Alderman, Town of Battleford	Urban Municipalities (Towns)
Tom Farnden, Alderman, Town of Carlyle	Urban Municipalities (Towns)
Mayor Barry Gunther, Resort Village of Sun Valley	Urban Municipalities (Villages)
Mayor Gary Kaytor, Village of Dysart	Urban Municipalities (Villages)
Roy Challis	Sask. School Boards Assoc.
Vern Noble	Provincial Assoc. of Resort Communities of Sask.
Don Schlosser, President	Sask. Urban Municipalities Assoc.
Michael J. Kehler	Sask. Assessment Appraisers' Assoc.

OBSERVERS	
Laurent Mougeot, Executive Director	Sask. Urban Municipalities Assoc.
Keith Comstock	Sask. Government Relations
Bob Smith, City of Weyburn	City Commissioner
Rodney Audette	Urban Municipalities Administrators Assoc. of Sask.
Rod Quintin	Sask. School Boards Assoc.
Murray Cooney, CEO	Chief Executive Officer, SAMA

ADMINISTRATIVE SUPPORT
Timothy P. Furlong, Committee Secretary SAMA

Agricultural Land Review Committee – as at December 31, 2005

The Agricultural Land Review Committee represents stakeholder organizations, expert third parties and assessment professionals, and focuses on improving agricultural land assessment.

MEMBERS	REPRESENTING
Darryl Senecal, Committee Chair	SAMA Board Member (Rural)
Craig Melvin	SAMA Board Chair (Province)
John Wagner	SAMA Board Member (Rural)
Ray Orb	Sask. Assoc. of Rural Municipalities
Orin Balas	Sask. Stock Growers Assoc.
Dr. Richard Schoney	University of Saskatchewan
Lorne Tangjerd	Sask. Agriculture & Food
John Kiss	Sask. Crop Insurance
Don Sweet	Prairie Farm Rehabilitation Administration
John Warkentin	Sask. Assoc. of the Appraisal Institute of Canada
Jim Zemluk	Sask. Assessment Appraisers' Assoc.
Ken Johnson	Sask. Assessment Appraisers' Assoc.
Murray Cooney, CEO	SAMA
Irwin Blank	SAMA
Brad Korbo	SAMA
Kevin Groat	SAMA
Graham Stearns	SAMA
Steve Suchan, Committee Secretary	SAMA

Technical Development Committee – term completed January 1, 2006

The Technical Development Committee represented assessment professionals, and focused on technical issues related to implementing a 2009 market value assessment system for residential and commercial properties.

MEMBERS	REPRESENTING
Richard Douglas, Committee Chair	SAMA Board Member (Education)
Craig Melvin	SAMA Board Chair (Province)
Fred Clipsham	SAMA Board Member (Urban)
Rick Brunsdon	SAMA Board Member (Province)
Dave Pierce	City of Moose Jaw
Don Barr	City of Regina
Cameron Duncan	City of North Battleford
Gord Lawson	City of Saskatoon
Joe Day	City of Prince Albert
Lonnie Kaal	City of Yorkton
Michael J. Kehler	City of Swift Current
Dave Gabruch	Appraisal Institute of Canada
Robert Schultze	Sask. Assessment Appraisers' Assoc.
Mike Schulkowsky	Sask. Assessment Appraisers' Assoc.
Murray Cooney, CEO	SAMA
Irwin Blank	SAMA
Brad Korbo	SAMA
Tim Furlong	SAMA
Gord Senz	SAMA
Todd Treslan	SAMA
Tanya Walker, Committee Secretary	SAMA

OBSERVERS	
Dona-Lynn Morley	SAMA
Norman Magnin	Sask. Government Relations

FINANCIAL REPORT

Auditor's Report

To the Board of Directors of
Saskatchewan Assessment Management Agency

We have audited the balance sheet of Saskatchewan Assessment Management Agency as at December 31, 2005 and the statements of revenues and expenses, changes in net assets and cash flows for the year then ended. These financial statements are the responsibility of the agency's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, these financial statements present fairly, in all material respects, the financial position of the agency as at December 31, 2005 and the results of its operations and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

Deloitte & Touche LLP

Chartered Accountants

Regina, Saskatchewan
February 17, 2006

Financial Statements

Saskatchewan Assessment Management Agency

Balance Sheet

As at December 31, 2005

	2005	2004
CURRENT ASSETS		
Cash	**$ 1,706,476**	$ 1,440,842
Accounts receivable and accrued interest	**159,436**	139,458
Province of Saskatchewan grant receivable	**458,750**	455,000
Prepaid expenses	**224,592**	63,042
	2,549,254	2,098,342
CAPITAL ASSETS (Note 3)	**5,361,499**	5,306,517
	$ 7,910,753	$ 7,404,859
CURRENT LIABILITIES		
Accounts payable	**$ 532,110**	$ 761,283
Current portion of capital lease	**-**	24,617
Current portion of deferred contributions related to SPAN (Note 6)	**552,12**	-
Demand loan related to SPAN (Note 4)	**1,661,524**	2,176,114
	2,745,755	2,962,014
DEFERRED CONTRIBUTIONS (Note 5)	**507,820**	428,070
DEFERRED CONTRIBUTIONS RELATED TO SPAN (Note 6)	**2,656,613**	2,947,500
	5,910,188	6,337,584
NET ASSETS		
Net assets invested in capital assets	**491,241**	64,410
Internally restricted net assets (Note 7)	**1,180,423**	715,467
Unrestricted net assets	**328,901**	287,398
	2,000,565	1,067,275
	$ 7,910,753	$ 7,404,859

See accompanying notes

APPROVED BY THE BOARD

_____ Director

_____ Director

Saskatchewan Assessment Management Agency

Statement of Revenues and Expenses

Year ended December 31, 2005

	Budget 2005 (Unaudited)	Actual 2005	Actual 2004
REVENUES			
Province of Saskatchewan operating grant	**$ 4,910,000**	**$ 4,860,000**	$ 4,500,000
Province of Saskatchewan restricted grant (Notes 5 and 6)	**330,000**	**979,015**	200,735
Requisitions from municipalities	**5,801,000**	**5,799,530**	5,801,077
Requisitions from Sask. Learning on behalf of school divisions	**1,625,000**	**1,625,000**	750,000
Fees	**130,000**	**215,759**	108,179
Interest	**30,000**	**63,935**	31,480
Appraisal and assessment services	**10,000**	**4,720**	14,438
Miscellaneous	**464,000**	**131,825**	106,865
	13,300,000	**13,679,784**	11,512,774
EXPENSES			
Aerial photography	**75,000**	**63,151**	21,342
Amortization (Note 3)	**136,500**	**759,204**	286,324
Bank charges	**10,000**	**14,615**	11,905
Communications	**37,500**	**58,086**	31,473
Computer software, supplies and services	**806,210**	**849,732**	320,824
GST	**–**	**–**	1,612
Insurance	**11,200**	**14,075**	13,588
Interest on capital leases	**–**	**351**	5,061
Land titles information	**300,000**	**180,126**	227,241
Office expenses other than rent	**535,530**	**630,767**	473,828
Printing	**107,300**	**70,658**	80,103
Professional	**50,000**	**95,804**	77,746
Rent	**621,170**	**635,846**	542,316
Salaries and benefits	**9,952,800**	**8,682,091**	8,619,324
Tools and supplies	**3,000**	**2,980**	1,493
Travel and accommodation	**653,790**	**689,008**	580,812
	13,300,000	**12,746,494**	11,294,992
EXCESS OF REVENUES OVER EXPENSES	**$ –**	**$ 933,290**	$ 217,782

See accompanying notes

Saskatchewan Assessment Management Agency

Statement of Changes in Net Assets

Year ended December 31, 2005

	Invested in Capital Assets	Internally Restricted Net Assets	Unrestricted Net Assets	**2005 Total**	2004 Total
NET ASSETS, BEGINNING OF YEAR	$ 64,410	$ 715,467	$ 287,398	**$ 1,067,275**	$ 849,493
Excess (deficiency) of revenues over expenses [1]	(30,438)	–	963,728	**933,290**	217,782
Transfers (Note 7)	–	464,956	(464,956)	**–**	–
Investment in capital assets	457,269	–	(457,269)	**–**	–
NET ASSETS, END OF YEAR	$ 491,241	$ 1,180,423	$ 328,901	**$ 2,000,565**	$ 1,067,275

See accompanying notes

[1] Consists of:	
Amortization of deferred contributions related to capital assets (Note 6)	$ 728,766
Amortization expense (Note 3)	(759,204)
Decrease in net assets invested in capital assets	(30,438)

Saskatchewan Assessment Management Agency

Statement of Cash Flows

Year ended December 31, 2005

	2005	2004
OPERATING		
Excess of revenues over expenses	**$ 933,290**	$ 217,782
Items not affecting cash		
Amortization of capital assets (Note 3)	**759,204**	286,324
Amortization of deferred SPAN contributions (Note 6)	**(728,766)**	–
	963,728	504,106
Changes in non-cash working capital		
Accounts receivable and accrued interest	**(19,978)**	43,060
Province of Saskatchewan grant receivable	**(3,750)**	–
Prepaid expenses	**(161,550)**	12,066
Accounts payable	**(229,173)**	322,143
Deferred contributions	**79,750**	129,265
	629,027	1,010,640
INVESTING		
Purchase of capital assets	**(814,186)**	(1,755,410)
SPAN contributions received (Note 6)	**990,000**	990,000
	175,814	(765,410)
FINANCING		
Repayment of capital lease obligations	**(24,617)**	(141,954)
Advance from demand loan	**329,000**	1,454,980
Repayment on demand loan	**(843,590)**	(273,780)
	(539,207)	1,039,246
INCREASE IN CASH	**265,634**	1,284,476
CASH, BEGINNING OF YEAR	**1,440,842**	156,366
CASH, END OF YEAR	**$ 1,706,476**	$ 1,440,842

See accompanying notes

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Notes to the Financial Statements

December 31, 2005

1. STATUTORY AUTHORITY

The Saskatchewan Assessment Management Agency (SAMA) was established under the authority of *The Assessment Management Agency Act* (AMA) on March 1, 1987.

2. SIGNIFICANT ACCOUNTING POLICIES

The financial statements have been prepared in accordance with the Canadian generally accepted accounting principles (GAAP) and reflect the following significant accounting principles:

a) Use of Estimates

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the year. Actual results could differ from those estimates.

b) Cash and Cash Equivalents

Cash and cash equivalents consist of cash on hand, balances with banks and short term investments with maturities of three months or less.

c) Capital Assets

Capital assets are recorded at cost less accumulated amortization. Amortization is calculated using the diminishing balance method, except for leasehold improvements and mainframe computer equipment, which are being amortized using the straight-line method over the lives of the assets.

d) Computer Software Development Costs

Computer software development costs are expensed unless they meet the criteria for capitalization provided for under GAAP. Costs are capitalized only to the extent that their recovery is reasonably assured. These costs are amortized over the anticipated period of benefit beginning when the development reaches substantial completion.

Expenditures related to the development of the Saskatchewan Property Assessment Network (SPAN) are being capitalized. The project, which began in June 2002 and was substantially completed in January 2005, will allow the Agency to modernize the computer system used for provincial property assessment. Costs directly related to the project have been capitalized, with the exception of those related to training. The determination of future benefit to be realized from the project is one that involves significant management judgment. This project is dependent upon annual funding from the Province of Saskatchewan.

e) Reserves

Reserves are established by Board approval through appropriations of unrestricted net assets.

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

f) Revenue Recognition
SAMA follows the deferral method of accounting for grants and other contributions received from the Province of Saskatchewan. Approved operating grants are recorded as revenue in the period to which they relate. Grants approved but not received at the end of an accounting period are accrued.

Externally restricted contributions for future expenses are recognized as revenue in the year in which the related expenses are incurred. Externally restricted contributions for capital assets are deferred and recognized as revenue in the period the related amortization of the capital assets occurs.

3. CAPITAL ASSETS
The SPAN system was substantially completed in 2005, and as a result, amortization was recorded for the year.

	December 31, 2005			
	Rate	Cost	Accumulated Amortization	Net Book Value
Mainframe computer equipment	1/5	$ 113,955	$ 113,955	$ –
Desktop computer equipment	40%	1,567,526	1,386,828	**180,698**
Furniture and equipment	20%	587,650	461,164	**126,486**
Leasehold improvements	1/5	408,618	384,420	**24,198**
SPAN system	1/10	5,521,208	552,121	**4,969,087**
SPAN - computer equipment	40%	234,312	176,646	**57,666**
SPAN - leasehold improvements	1/5	2,470	–	**2,470**
SPAN - furniture and equipment	20%	894	–	**894**
December 31, 2005		$ 8,436,633	$ 3,075,134	$ 5,361,499

	December 31, 2004			
	Rate	Cost	Accumulated Amortization	Net Book Value
Mainframe computer equipment	1/5	$ 113,955	$ 113,955	$ –
Desktop computer equipment	40%	1,381,067	1,266,515	**114,552**
Furniture and equipment	20%	533,766	429,170	**104,596**
Leasehold improvements	–	376,170	368,089	**8,081**
SPAN system	–	5,019,100	–	**5,019,100**
SPAN - computer equipment	40%	195,314	138,201	**57,113**
SPAN - leasehold improvements	1/5	2,470	–	**2,470**
SPAN - furniture and equipment	20%	605	–	**605**
December 31, 2004		$ 7,622,447	$ 2,315,930	$ 5,306,517

Amortization expense for the year comprised the following:

	2005	2004
Amortization of equipment and leasehold improvements	$ 207,083	$ 286,324
Amortization of SPAN system	552,121	–
	$ 759,204	$ 286,324

4. DEMAND LOAN
SAMA has an agreement with a bank to provide an unsecured line of credit in the amount of $5,000,000. The amount outstanding is repayable on demand and bears interest at prime. This balance is repayable in quarterly instalments plus interest with total repayments concluded by March, 2008.

5. DEFERRED CONTRIBUTIONS

Under Section 18(3) of AMA, the Agency is entitled to receive additional funding from the Province of Saskatchewan subject to any terms and conditions that the Minister may prescribe. In 2005, a restricted contribution was received for the development of the 'income approach' for commercial assessment. The Agency is required to demonstrate to the Province that the conditions attached to the funding are being met. Deferred contributions represent unspent resources from this externally restricted funding.

Deferred contributions, beginning of year	$	428,070
Restricted contribution received during the year		330,000
Eligible expenditures during the year		(250,250)
Deferred contributions, end of year	$	507,820

6. DEFERRED CONTRIBUTIONS RELATED TO SPAN

In 2005, the Agency received a restricted contribution for the development and implementation of SPAN. The Agency is required to demonstrate to the Province that the conditions attached to the funding are being met. As of December 31, 2005 the SPAN system was substantially complete and therefore amortization recorded on the system during the year was recognized as revenue.

Deferred contributions, beginning of year	$	2,947,500
Restricted contribution received during the year		990,000
Amortization of deferred contributions		(728,766)
		3,208,734
Current portion		(552,121)
Deferred contributions, end of year	$	2,656,613

During the year, SPAN capitalized expenditures incurred were as follows:

		2005	2004
SPAN system development costs capitalized (Note 4)	$	502,108	$1,664,267
SPAN hardware and software costs capitalized		38,999	–
SPAN furniture and equipment costs capitalized		289	–
SPAN leasehold improvement costs capitalized		–	106
	$	541,396	$1,664,373

7. INTERNALLY RESTRICTED NET ASSETS

		2005		2004
Reserve for Communications	$	50,000	$	50,000
Reserve for Computer Enhancements		709,009		446,167
Reserve for Professional Fees		366,414		164,300
Reserve for Travel		55,000		55,000
	$	1,180,423	$	715,467

a) Reserve for Communications

A reserve has been established to provide for the purchase of goods and services required for communication related to the assessment revaluation system. There were no charges to the reserve in the current or prior year

b) Reserve for Computer Enhancements

A reserve has been established to provide for the purchase of computer software and equipment necessary for assessment revaluation processes. In 2005, $267,842 (2004 – nil) was transferred to the reserve. There were no charges to the reserve in the current or prior year.

7. INTERNALLY RESTRICTED NET ASSETS (continued)

c) Reserve for Professional Fees

A reserve has been established to provide for the purchase of legal, appraisal and other professional services related to property appeals and defense of value arising from assessment revaluations. In 2005, $202,114 (2004 - nil) was transferred to the reserve, and approved expenditures were nil (2004 – $1,052).

d) Reserve for Travel

A reserve has been established to provide for travel costs that will be incurred relating to the physical reinspection of property in municipalities. There were no charges to the reserve in the current or prior year.

8. COMMITMENTS

The association has leased premises in locations in Regina, Saskatoon, Yorkton, Weyburn, Melfort, Swift Current, and North Battleford with monthly rental payments totalling $48,343. The leases are to expire between 2006 and 2007.

9. PENSION EXPENSE

Employees of the Agency belong to one of two pension plans. Employees hired after October 1, 1977, make contributions to the Public Employees Pension Plan (PEPP), a defined-contribution plan. Funding requirements are established by *The Superannuation (Supplementary Provisions) Act* and employee contributions are matched by the Agency. Employees hired prior to October 1, 1977, who did not elect to transfer to the PEPP by October 1, 1978, make contributions to the Public Service Superannuation Plan (PSSP), a defined-benefit plan. The plan provides for pensions at retirement that are based on employees' years of service and their highest five years' earnings. Pension obligations for this plan are the responsibility of the Province of Saskatchewan - General Revenue Fund.

The total pension cost to the Agency for employees in PEPP was $409,275 (2004 - $361,055).

10. RELATED PARTY TRANSACTIONS

Included in these financial statements are transactions with various Saskatchewan Crown corporations, departments, agencies, boards and commissions related to the Agency by virtue of common control by the Province of Saskatchewan, non-Crown corporations and enterprises subject to joint control and significant influence by the Province of Saskatchewan and investee corporations accounted for under the equity method (collectively referred to as "related parties").

Routine operating transactions with related parties are settled at prevailing market prices under normal trade terms. These transactions and amounts outstanding at year-end are as follows:

	2005	2004
Operating expenses	**$ 1,327,885**	$1,199,698
Accounts receivable	**25**	355
Accounts payable	**41,983**	6,875

In addition, the Agency pays Saskatchewan Provincial Sales Tax to the Saskatchewan Department of Finance on all its taxable purchases. Taxes paid are recorded as part of the cost of those purchases.

Other amounts and transactions due to (from) related parties and the terms of settlement are described separately in these financial statements and notes thereto.

11. ECONOMIC DEPENDENCE

SAMA is economically dependent on the Province of Saskatchewan due to the extent of government funding the Agency's operations (42%) and the SPAN project (100%).

SAMA
Saskatchewan Assessment
Management Agency

PROVINCIAL INTEREST EXPENDITURES

PROVINCIAL INTEREST EXPENDITURES

Auditor's Report

To the Board of Directors of
Saskatchewan Assessment Management Agency

We have audited the attached Schedule of Provincial Interest Expenditures of the Saskatchewan Assessment Management Agency as at December 31, 2005. These expenditures were calculated in accordance with the methodology as described in Note 2 to the Schedule. This financial information is the responsibility of the Agency's management. Our responsibility is to express an opinion on this financial information based on our audit.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial information is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial information. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the financial information.

In our opinion, the Schedule presents fairly, in all material respects, the Provincial Interest Expenditures of the Agency as at December 31, 2005 in accordance with the methodology referred to above and described in Note 2 to the Schedule..

Deloitte & Touche LLP

Chartered Accountants

Regina, Saskatchewan,
February 17, 2006

Schedule of Provincial Interest Expenditures

Saskatchewan Assessment Management Agency

Year Ended December 31, 2005

Cost Classifications	Salaries & Benefits	Other Costs	Total Expenses
Research and policy	$ 1,071,100	$ 532,802	$ 1,603,902
Maintenance of computer database	652,448	1,016,095	1,668,543
Provide assessment information	561,942	269,249	831,191
Quality assurance	1,538,584	118,790	1,657,374
Total Provincial Interest Expenditures	**3,824,074**	**1,936,936**	**5,761,010**
Field operations	4,858,015	2,127,469	6,985,484
TOTAL EXPENSES OF THE AGENCY	$ 8,682,089	$ 4,064,405	$ 12,746,494

See accompanying notes

APPROVED BY THE BOARD

_____ Director

_____ Director

Saskatchewan Assessment Management Agency

Notes to the Schedule of Provincial Interest Expenditures

December 31, 2005

1. STATUTORY REQUIREMENT

Saskatchewan Assessment Management Agency ("the Agency") is required to provide a schedule of expenditures for the amounts provided to the Agency pursuant to subsections 18(2) and (3) of *The Assessment Management Agency Act* ("the Act").

Section 18(2) of the Act stipulates that the Minister of Finance shall pay to the Agency in each fiscal year out of the General Revenue Fund ("GRF"), the amount of $4,000,000 in instalments agreed on between the Minister of Finance and the Agency for the purpose of:

(a) assessment research and policy development;
(b) maintaining a central database;
(c) providing assessment information;
(d) assuring the quality of assessments.

Section 18(3) of the Act provides that "Where funds have been provided by the Legislature for the purpose, the Minister may make loans or grants to the agency, in addition to the amount to be paid pursuant to subsection (2), or to municipalities, subject to any terms and conditions that he or she may prescribe."

2. METHODOLOGY

The Schedule of Provincial Interest Expenditures (the "Schedule") was prepared by management.

All of the Agency's expenses are allocated to cost centers within the cost classifications identified on the Schedule.

Direct costs have been allocated to the five cost categories. The indirect cost allocations have been made by management using its best estimates and judgement. These costs have been allocated to the cost categories primarily on the basis of the number of employees and their activities within each cost category.

3. USE OF ESTIMATES

The preparation of the Schedule in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect reported amounts of expenditures during the year. Actual results could differ from those estimations.

SAMA
Saskatchewan Assessment Management Agency

ANNUAL REPORT 2005

Notes

SAMA
Saskatchewan Assessment Management Agency

ANNUAL REPORT 2005

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200 - 2201 11th Avenue
Regina SK S4P 0J8
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Fax: 306-924-8070
Web site: www.sama.sk.ca

SAMA REGIONAL OFFICES:

Melfort

1121 Main Street
P.O. Box 1089
Melfort SK S0E 1A0
Phone: 752-6142 or 1-800-216-4427
Fax: 752-6151

Regina

600 - 2201 - 11th Avenue
Regina SK S4P 0J8
Phone: 924-8080 or 1-800-498-0578
Fax: 924-8088

Saskatoon

#300, 333 - 25th Street East
Saskatoon SK S7K 0L4
Phone: 933-5385 or 1-800-667-5203
Fax: 933-7997

North Battleford (Rural Office)

702, 1101 – 101st Street
North Battleford SK S9A 0Z5
Phone: 446-7665 or 1-800-824-2570
Fax: 446-7568

Swift Current

350 Cheadle Street West
Swift Current SK S9H 4G3
Phone: 778-8444 or 1-800-498-0574
Fax: 778-8445

Weyburn

3rd Floor - 110 Souris Avenue
Weyburn SK S4H 2Z9
Phone: 848-2397 or 1-800-498-0575
Fax: 848-2399

Yorkton

44 Fourth Avenue North
Yorkton SK S3N 1A2
Phone: 786-1370 or 1-800-498-0576
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SAMA

Saskatchewan Assessment Management Agency

ANNUAL REPORT

PURSUING EXCELLENCE IN ASSESSMENT POLICY AND SERVICES FOR SASKATCHEWAN

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SAMA

Saskatchewan Assessment
Management Agency

2005 PUBLIC ACCOUNTS

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

FISCAL YEAR DECEMBER 31, 2005

SAMA
Saskatchewan Assessment Management Agency

PUBLIC ACCOUNTS 2005

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Letter of Transmittal from the Minister

The Honourable Lynda Haverstock
Lieutenant Governor
Government House
4607 Dewdney Avenue
Regina, Saskatchewan
S4P 3V7

Harry Van Mulligen
Minister of
Government Relations

Your Honour:

I have the honour to submit the 2005 Public Accounts of the Saskatchewan Assessment Management Agency.

The Saskatchewan Assessment Management Agency operates on the calendar year. This report documents the period January 1, 2005 to December 31, 2005.

Respectfully submitted,

Harry Van Mulligen
Minister of Government Relations

Letter of Transmittal from the Chair

Honourable Harry Van Mulligen
Minister of Government Relations
Room 315, Legislative Building
Regina SK
S4S 0B3

Craig Melvin
SAMA Chair

Mr. David Marit, President
Saskatchewan Association of Rural Municipalities
2075 Hamilton Street
Regina SK
S4P 2E1

Mr. Lance Bean, President
Saskatchewan School Boards Association
400, 2222 - 13th Avenue
Regina SK
S4P 3M7

Mayor Don Schlosser, President
Saskatchewan Urban Municipalities Association
200, 2222 - 13th Avenue
Regina SK
S4P 3M7

Dear Sirs:

On behalf of the Board of Directors, I respectfully submit the 2005 Public Accounts of the Saskatchewan Assessment Management Agency. The information in this report documents the period January 1, 2005 to December 31, 2005.

Yours sincerely,

Craig Melvin
Chair, Board of Directors

Board of Directors' Honorariums and Expenses

For the Year Ended December 31, 2005
(in dollars)

	Honorariums	Travel	Representing
Board Chair			
Melvin, Craig	$33,934	$5,555	the Province
Board Members			
Armstrong, Sharon	14,854	5,236	SUMA - Urban
Brunsdon, Rick	12,937	6,082	the Province
Clipsham, Fred	17,203	1,708	SUMA - Cities
Danielson, Dan	14,595	6,122	Education
Douglas, Richard	24,022	13,198	Education
Scherr, Arthur	15,897	7,341	the Province
Schultz, Bob	17,078	11,443	the Province
Senecal, Darryl	19,487	9,820	SARM - Rural
Thomas, Ron	11,698	741	the Province
Wagner, John	15,148	8,669	SARM - Rural

Notes to Board of Directors' Honorariums and Expenses

For the Year Ended December 31, 2005

Note 1

Board of Directors' remuneration and expenses have been reported in accordance with Section 3.4(1) of the Assessment Management Agency Regulations.

Note 2

Honorarium payments represent amounts paid to Board members for attendance at SAMA Board or related meetings. SAMA's Chair receives an additional annual retainer of $10,000. Effective April 1, 2005 all other Board members receive an additional annual retainer of $3,500.

Note 3

Travel expenses includes all 2005 travel expenses incurred by SAMA Board members whether paid to Board members or on their behalf. It also includes conference registration fees.

Note 4

Rick Brunsdon appointed as Provincial representative in March 2005
Ron Thomas appointed as Provincial representative in March 2005

Employee Remuneration and Travel

For the Year Ended December 31, 2005
(in dollars)

Employee Name	Employee Title	Remuneration		
		Regular	Other	Travel
Adacsi, Joan	Assessment Appraiser	54,329	1,415	-
Albertson, Lorne	Associate Appraiser	24,156	-	7,794
Allan, John	Manager, Revaluation Unit	40,020		-
Amson, Tim	Appraisal Agrologist 2	60,233	-	13,738
Anderson, Vicki	Associate Appraiser	40,251	-	5,095
Babecy, Tanice	Appraisal Agrologist 2	60,233	-	3,816
Blank, Irwin	Managing Director	93,684	3,800	5,150
Brad, Carrie	Associate Appraiser	37,469	-	7,438
Brandle, Darrel	Appraisal Agrologist 2	60,233	-	3,475
Breker, Sharla	Assessment Assistant	30,694		-
Brown, Jim	Assessment Appraiser	37,983	-	2,325
Busch, Kim	Appraisal Agrologist 2	60,233	-	4,655
Cator, Robert	Appraisal Agrologist 2	60,233	-	4,688
Chapman, Charlene	Associate Appraiser	43,973	-	9,230
Chiu, May	Market Specialist	60,233	-	-
Chupa, Lonnie	Appraisal Agrologist 2	60,233	-	3,239
Cooney, Murray	Chief Executive Officer	123,807	10,712	-
Cooney, Shaun	Co-ordinator of Assessment	68,110	1,390	-
Coulthard, Georginia	Appraisal Agrologist 2	60,233	-	-
Currah, Jacqueline	Assessment Appraiser	54,329	-	-
Cutts, Stuart N.	Appraisal Agrologist 2	60,233	-	8,851
Day, Christine	Administrative Assistant 2	33,161	-	-
Dean, Mark	Appraisal Agrologist 2	44,999	1,765	6,866
Dobni, George	Managing Director	83,454	3,400	-
Duffy, Margaret	Managing Director	83,454	-	-
Eastcott, Bill	Associate Appraiser	35,603	-	3,115
Ewert, Thomas	Associate Appraiser	37,793	-	4,925
Fensom, James	Appraisal Agrologist 2	60,233	-	5,655
Frank, Dianne	Administrative Assistant 2	33,161	-	-
Frey, Roger	Co-ordinator of Assessment	69,281	1,680	3,622
Furlong, Carmen	Administrative Assistant 2	20,320	-	-
Furlong, Tim	Managing Director	93,684	3,800	9,093
Gaber, Heather	Administrative Assistant 2	33,377	-	-
Gaber, Penny	Administrative Assistant 2	36,625	-	-
Ganz, Herbert F.	Appraisal Agrologist 2	33,132	-	-
Garvey, Sarah	Accounting Clerk 1	21,422	-	-
Gelsinger, Edith	Accounting Clerk 2	40,333	-	-
Ghebre, Kefela	Research Officer 3	59,021	-	-
Gingras, Penny	Executive Assistant	48,552	2,000	-
Grabka, Tony	Assessment Appraiser	54,329	1,340	2,660
Griffin, Rachel D.	Administrative Assistant 2	33,161	-	-
Groat, Kevin	Manager, Melfort Region	72,828	-	11,365
Gunningham, Robert	Appraisal Agrologist 1	47,573	-	-
Haimanot, Kebrom	Appraisal Agrologist 2	49,037	-	3,440
Halvorson, Melanie	Associate Appraiser	43,621	-	-
Hammett, Garry	Co-ordinator of Assessment	61,097	-	4,324
Hardy, Tammie	Administrative Assistant 4	40,949	-	-

(See accompanying notes)

Employee Name	Employee Title	Remuneration Regular	Other	Travel
Haughian, Rob	Application Support Analyst 2	64,432	-	-
Henderson, Steve	Associate Appraiser	43,973	-	3,671
Hodgson, Ryan	Associate Appraiser	22,152	-	2,675
Hoffman, Tony	Appraisal Agrologist 2	60,233	-	4,628
Hovland, Murray	Appraisal Agrologist 2	60,233	-	8,154
Hueser, Darrell	Assessment Appraiser	54,329	-	5,791
Hume, Brad	Associate Appraiser	33,815	-	7,595
Hupp, Gerald	Co-ordinator of Assessment	69,281	1,390	-
Isenor, Jeff	Appraisal Agrologist 1	42,944	-	7,827
Jacklin, Craig	Assessment Appraiser	54,329	-	2,874
Jackson, Doug	Manager, Saskatoon Region	36,780	-	4,254
Johnson, Kenneth	Appraisal Agrologist 2	60,233	-	4,127
Kanius, Darwin	Senior Assessment Auditor	28,515	-	-
Keir, Bob	Assessment Assistant	32,780	-	-
Kirk, Karen	Human Resource Officer	46,380	-	-
Kocher, Kevin	Associate Appraiser	33,838	-	9,675
Korbo, Bradley	Director, Technical Standards	83,454	-	-
Korol, Bernie	Appraisal Agrologist 2	56,229	-	7,596
Korol, Melissa	Appraisal Agrologist 1	26,973	-	4,756
Kraemer, Sean	Programmer Analyst 2	50,993	-	-
Laing, Robert	Appraisal Agrologist 2	60,233	-	6,273
Larson, Gordon	Director, Technical Support	83,454	-	-
Leader, Chris	Appraisal Agrologist 2	60,233	-	5,163
Lee, Rick	Managing Director	93,684	-	-
Li, Wu-Zhong	Programmer Analyst 2	57,641	-	-
Ligtermoet, Michael	Senior Assessment Auditor	62,878	-	-
Lubyk, Larry	Appraisal Agrologist 1	54,593	-	4,635
Luross, Lorne	Assessment Appraiser	53,560	-	5,213
McDonald, D. Stuart	Corporate Advisor	86,784	3,500	9,268
McKinney, Roland	Assessment Assistant	37,649	-	-
Merritt, Garth	Co-ordinator of Assessment	69,281	-	-
Merson, Murray	Appraisal Agrologist 2	60,233	-	-
Messaros, Murry	Training Co-ordinator	60,576	-	3,256
Milic, Vivien	Administrative Assistant 3	38,081	-	-
Miller, Jaime	Appraisal Agrologist 2	60,233	-	6,286
Moldowan, Wesley	Appraisal Agrologist 2	60,233	-	6,828
Morley, Dona-Lynn	Corporate Counsel	96,384	2,710	-
Moroz, Terry	Appraisal Agrologist 2	60,233	-	-
Mullings, Sandra	Programmer Analyst 2	56,182	-	-
Murphy, Donald	Appraisal Agrologist 2	60,233	-	7,471
Nagy, Darren	Associate Appraiser	35,603	-	9,217
Neufeld, Gordon	Associate Appraiser	43,973	-	2,964
Nilsen, Linden	Appraisal Agrologist 2	60,233	-	7,221
Niyazi, Ozdemir	Appraisal Agrologist 2	27,938	-	-
Nowoselski, Henry	Assessment Assistant	25,785	-	-
Park, Scott	Appraisal Agrologist 2	60,233	-	2,425
Pidwerbesky, Darwyn	Appraisal Agrologist 2	60,233	-	11,166
Pierno, Deborah	Administrative Assistant 3	41,197	-	-
Podl, Ron	Manager, Development	63,072	-	-
Prior, Wayne	Assessment Appraiser	51,474	1,340	-
Raimbault, Randy	Appraisal Agrologist 1	26,996	-	8,449
Ratch, Mathew	Property Control Officer	46,559	-	-
Rizvi, Syed	Research Specialist	68,100	-	-
Robertson, Archie	Appraisal Agrologist 2	60,233	-	4,668

(See accompanying notes)

Employee Name	Employee Title	Remuneration Regular	Other	Travel
Rolles, Sandra	Administrative Assistant 2	33,222	-	3,389
Runge, Karen	Junior Systems Analyst	44,111	-	-
Ryan, Matthew	Administrative Assistant 2	21,208	-	-
Sampson, Kimball	Associate Appraiser	44,859	-	6,563
Scheidl, Vanessa	Administrative Assistant 2	31,253	-	-
Schmidt, Della	Appraisal Agrologist 1	52,883	-	2,046
Schwab, Angela	Administrative Assistant 2	25,034	-	-
Sedor, Jeffrey	Appraisal Agrologist 1	52,372	-	3,395
Selby, Elise	Assessment Appraiser	45,847	1,415	2,480
Senz, Gordon	Managing Director	93,684	1,390	-
Seto, Justin	Associate Appraiser	43,973	-	-
Shebeluk, Clifford	Appraisal Agrologist 2	60,233	-	4,710
Slusar, Judi	Administrative Assistant 2	32,603	-	-
Smith, Dennis	Appraisal Agrologist 2	60,233	-	6,565
Smysniuk, John	Appraisal Agrologist 2	60,233	-	4,876
Sood, Sunil	Manager, Regina Region	64,745	1,630	-
Stearns, Graham	Manager, Weyburn Region	70,830	1,110	9,736
Stechyshyn, Sheldon	Assessment Appraiser	51,637	-	-
Stewart, James	Assessment Appraiser	45,993	-	-
Striemer, Molly	Administrative Assistant 3	41,348	-	-
Su, Stanley	Market Specialist	51,078	-	-
Suchan, Stephen	Co-ordinator of Assessment	69,281	1,680	-
Swanson, Ralph	Assessment Appraiser	54,329	-	-
Sweet, Richard	Assessment Appraiser	54,329	-	8,725
Thompson, Diane	Associate Appraiser	35,923	1,064	2,428
Thompson, Jayne	Administrative Assistant 2	30,055	-	-
Treslan, Todd	Assistant Managing Director	75,756	-	3,576
Triff, Karen	Administrative Assistant 3	38,081	-	-
Trumbley, Brenda	Accounting Clerk 2	40,434	-	-
Waliduda, Brent	Appraisal Agrologist 2	60,233	-	9,027
Walker, Tanya	Research Officer 2	48,785	-	-
Wall, Sidney	Associate Appraiser	43,973	-	3,072
Watts, Jereme	Application Support Analyst 1	23,298	-	-
Weeks, Dwain	Associate Appraiser	43,392	-	8,434
Workman, Andrew	Associate Appraiser	40,655	-	5,382
Yee, Brenda	Programmer Analyst 2	57,641	-	-
Zalopski, Jacklyn	Legal/Administrative Assistant	37,266	-	-
Zborowski, Terrance	Managing Director	83,454	-	-
Zemluk, James	Appraisal Agrologist 2	60,233	-	7,087
Zolc, Elwood	Manager, Industrial	68,100	-	-

(See accompanying notes)

Notes to Employee Remuneration and Travel

For the Year Ended December 31, 2005

Note 1

Employee remuneration has been reported in accordance with Subsection 3.4(1) of the Assessment Management Agency Regulations.

Note 2

Employment title represents the official employment title of the employee as at December 31, 2005 or at date of termination.

Note 3

Information is included for those employees earning salaries in excess of $20,000 unless the employee has reportable employee travel amounts. "Other Remuneration" may include vacation credits, performance pay, membership fees of $1,000 or greater and /or settlements paid to employees upon termination. "Regular Remuneration" includes all remuneration paid other than that included in "Other Remuneration".

Note 4

Employee travel has been reported in accordance with subsection 3.4(1)(e) of the Assessment Management Agency Regulations. Travel includes all travel expenses in excess of $2,000 whether paid to or on behalf of the employee. It also includes expenses related to conference registration fees of $1,000 or greater.

Expenditures

For the Year Ended December 31, 2005
(in dollars)

Payee	Total
Appraisal Institute of Canada	11,337
Blue Cross	44,838
Brennan Office Plus	48,457
Bullseye Design	25,285
CGI Information Systems	373,677
CIBC Corporate Classic Visa	28,044
City of Yorkton	36,383
Deloitte & Touche LLP	22,861
ESRI Canada Ltd.	26,480
Extended Health Care Plan	121,051
Future Print	37,912
Grand & Toy Office Products	36,267
GTL Custom Cabinets & Renovations Inc.	41,351
Hewlett-Packard Canada Ltd.	54,729
HJ Linnen Associates	26,089
Information Services Corp. of Saskatchewan	182,923
Interactive Tracking Systems Inc.	14,626
Investors Group Trust Co. Ltd.	412,222
Koenig & Associates HR Services Ltd	27,118
Marshall & Swift	12,645
Melfort Mall	32,039
Minister of Finance (Saskatchewan Property Management)	343,058
Mondrian Canada Inc.	29,066
Pitney Bowes Global Credit Services	15,765
Polar Bear Corporate Education Solutions	16,743
Postage By Phone System	29,853
Public Employees Dental Plan	68,568
Public Employees Group Life Insurance Plan	11,137
Public Employees Pension	415,674
RBC Royal Bank of Canada	606,580
Receiver General - Canada Pension Plan	267,876
Receiver General - Employment Insurance	143,447
Regency Centre Management Inc.	50,434
Regina Inn Hotel	15,338
Robert Prosser & Associates	26,401
Royal Bank Trust 1062132	26,033
SaskTel	161,249
Saskatchewan Assessment Appraisers' Association	18,618
Saskatchewan Institute of Agrologists	13,195
Saskatchewan Weekly Newspaper Assoc.	11,233
Saskatchewan Workers' Compensation Board	110,728
SPSS Inc.	31,129
Supreme Office Products Ltd.	14,559
Systems Design Inc.	271,266
Technology Management Corporation	36,286
Tenrox	44,516
University of Regina - Faculty of Business Administration	141,775
WBM Office Systems Ltd.	178,142
Xerox Canada Ltd.	11,719

(See accompanying notes)

Notes to Expenditures

For the Year Ended December 31, 2005

Note 1

Expenditures have been reported in accordance with Subsection 3.4(1)(c) of the Assessment Management Agency Regulations.

Note 2

Expenditures include all payments over $10,000 made by the Saskatchewan Assessment Management Agency during 2005.

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